

MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT
STAFF REPORT **#4**

CASE NUMBER: PD 09-309CC L.U.C.B. MEETING: June 11, 2009

DEVELOPMENT NAME: Stansell Crossing Planned Development (Parcel 9)

LOCATION: Northeast corner of Lowrance Road; +/-331.38 feet east of Stansell Court

COUNCIL DISTRICT: NA SUPER DISTRICT: NA COMMISSION DISTRICT: 4

OWNER OF RECORD: Marianne Thompson

APPLICANT: Tower Ventures, LLC (Billy Orgell)

REPRESENTATIVE: Prime Development Group, Inc.(Michael Fahy)

REQUEST: Communication Tower (Proposed for 199')

AREA: 3.76 Acres

EXISTING LAND USE & ZONING: Vacant land Governed by the Approved Conditions
for Parcel 9 of the Stansell Crossing P.D. 08-332CC)

SURROUNDING LAND USES AND ZONING:

North: Two Hotels and a Restaurant regulated by the conditions for Parcels 9 & 10 of
the Stansell Crossing Planned Development (P.D. 08-332CC)

East: A restaurant and commercial uses regulated by the conditions for Parcel 9 of the
Stansell Crossing Planning Development (P.D. 08-332CC)

South: Vacant land and residential dwellings regulated by Parcels A & B respectively of
the Barry Farms Planned Development (P.D. 03-342CC)

West: Vacant land regulated by Parcel 11 of the Stansell Crossing Planned
Development (P.D. 08-332CC)

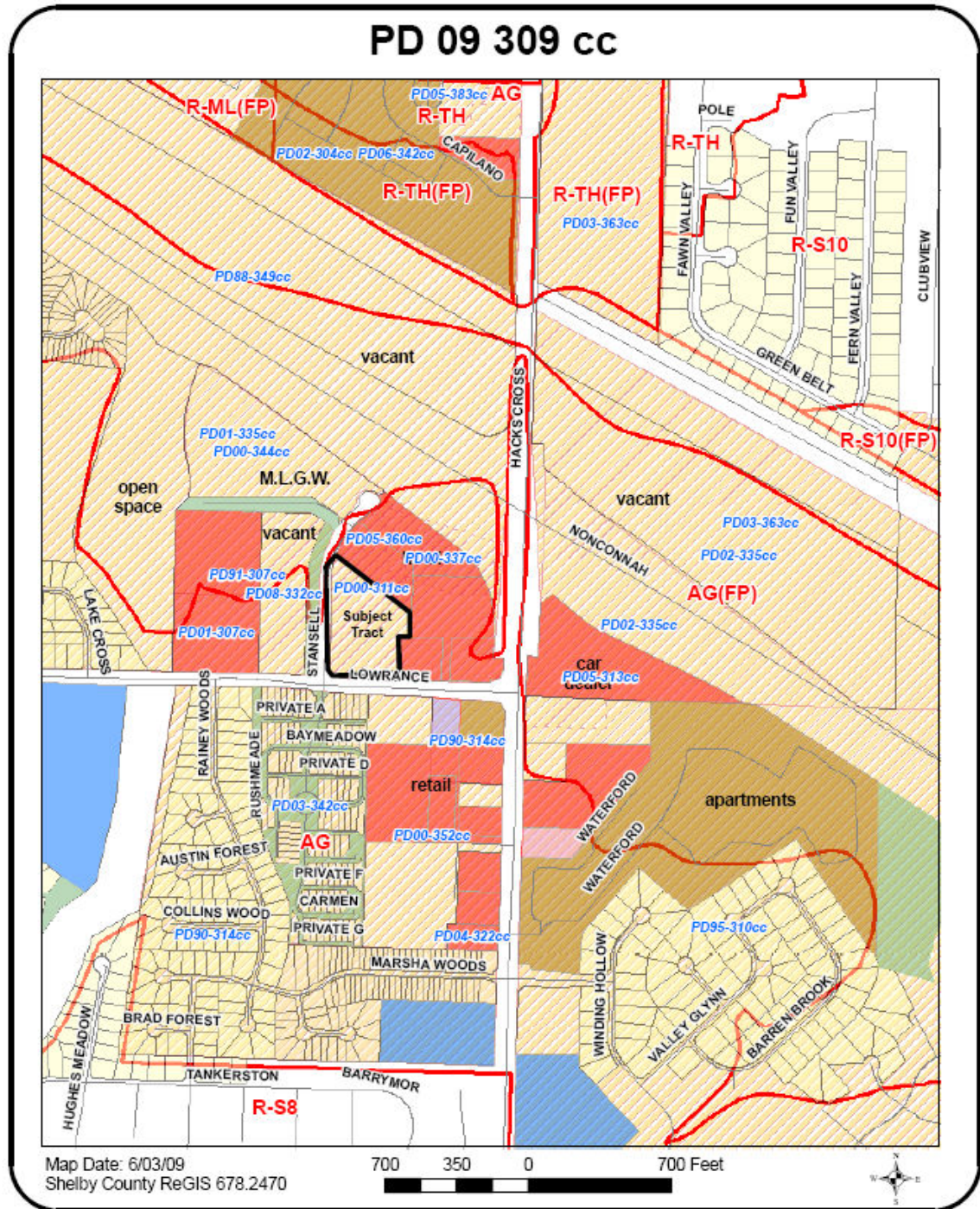
OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION:

APPROVAL WITH CONDITIONS

Staff: Don Jones E-Mail: donald.jones@memphistn.gov

CONCLUSIONS

1. The requested location is beyond $\frac{1}{4}$ of a mile to the nearest cell tower and that location is an antennae that is atop a TVA/MLGW tower. At this location, the lower most 20 to 60 feet will be screened from the view to the north, east, and south, by existing buildings. And with the eventual development of the balance of Parcel 9, the view from the west will also be limited.
2. However, this location is highly visible due to its proximity to a limited access facility, Nonconnah Parkway, and a highly traveled arterial, Hacks Cross Road. Even with the surrounding buildings, the upper portion of tower, especially with a standard tower array will continue to be visible.
3. So with these considerations, the Staff recommends a modification to the design of the tower to accommodate flush mounted antennae or slick stick.
4. The question of height always includes a consideration of allowing a taller structures with more antennae versus going with a more limited height but needed additional towers. In this instance the staff is recommending a taller tower that can reasonably accommodate 5 to six carriers. The proposed height of 190 feet is comparable to the approved height of the tower at the Mike Rose Soccer Complex which was approved for 195 feet and built at 180 feet.



Zoning and Land Use Map

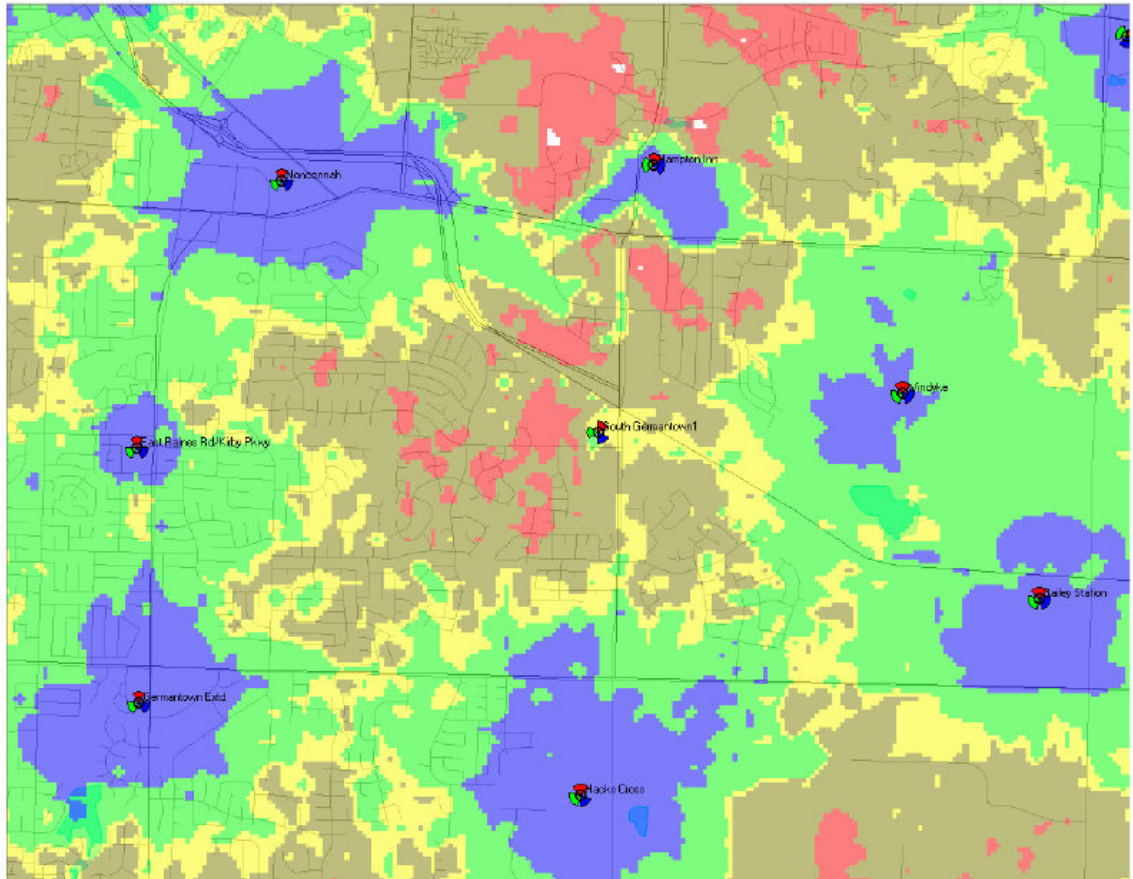






Looking eastward from Stansell Court. Back of picture and to the right - Memphis Area Teachers Credit Union, back and to the left - Cracker Barrel Restaurant. Foreground, wood stake with red tape marks approximate location of easement to serve tower compound which will be located in close proximity to the bank and restaurant.

Existing on Air Sites



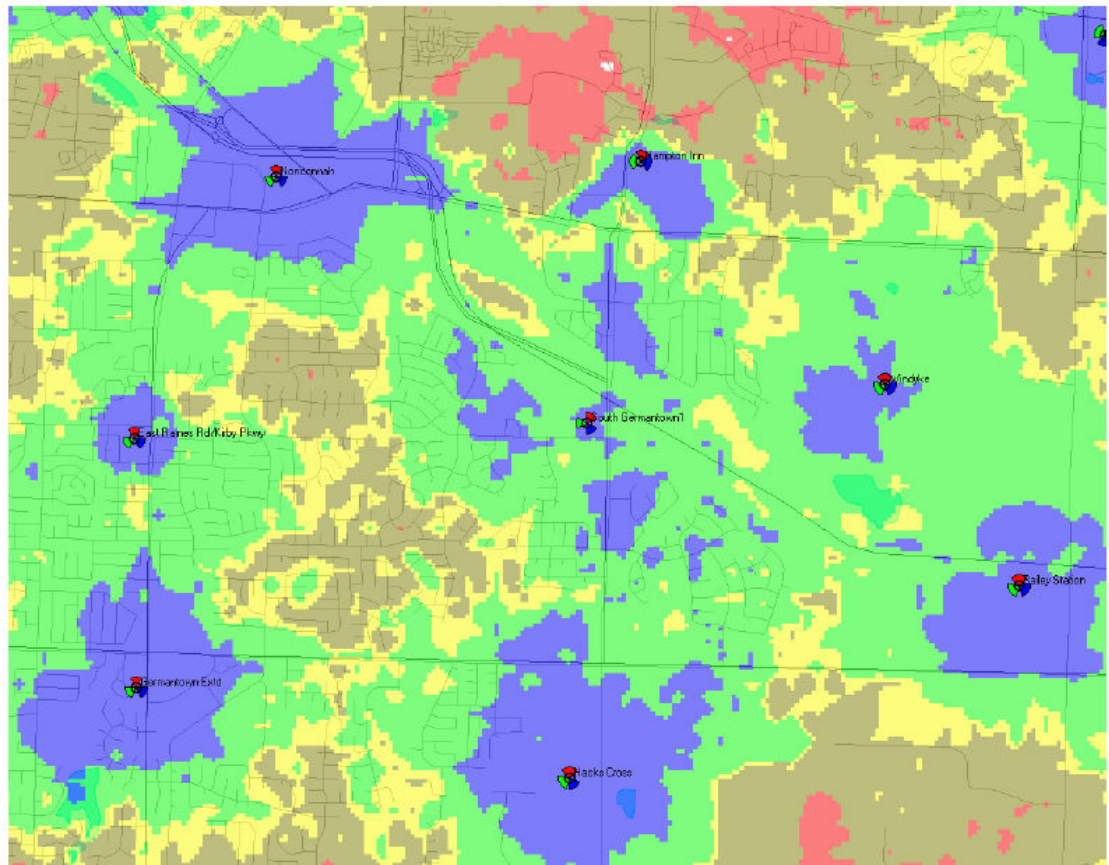
Legend:

Blue, Green and Yellow – represents good indoor and in building coverage
Gold and Red – represents good in the street coverage

CS Threshold dBm

- -75 ≤ Best Signal Level (dBm) < -40
- -85 ≤ Best Signal Level (dBm) < -75
- -88 ≤ Best Signal Level (dBm) < -85
- -95 ≤ Best Signal Level (dBm) < -88
- -105 ≤ Best Signal Level (dBm) < -95

Existing on Air Sites with new site



Legend:

Blue, Green and Yellow – represents good indoor and in building coverage
Gold and Red – represents good in the street coverage

CS Threshold dBm

- -75 ≤ Best Signal Level (dBm) < -40
- -85 ≤ Best Signal Level (dBm) < -75
- -88 ≤ Best Signal Level (dBm) < -85
- -95 ≤ Best Signal Level (dBm) < -88
- -105 ≤ Best Signal Level (dBm) < -95

STAFF ANALYSIS

Location:

The subject property of this request, Parcel 9, is located at the northeast corner of Lowrance Road and Stansell Court which is approximately 500 feet to the west of the intersection of Hacks Cross Road and Lowrance Road in southeast Shelby County. The subject site however, is located at the northeast corner of Parcel 9. At this location the proposed cell tower would be situated between a bank on the south, a four story Hotel on the north and a restaurant on the east.

Parcel 9 Requirements

The current requirements for Parcel 9 allow any use that is permitted by right or administrative site plan review in the Planned Commercial (C-P) District including a hotel and a cleaning establishment. There is also a list of 10 specifically prohibited uses.

A cell tower would ordinarily be permitted in the C-P District except that residential uses are located within the required 1,500 foot radius for sites in unincorporated Shelby County.

History of Amendments to Stansell Crossing:

This is the 7th amendment to this Planned Development that dates back to 1988. The most recent amendment was approved by the Shelby County Board of Commissioners and the Memphis City Council in 2008. That amendment permitted a religious institution and accessory uses in Parcel 11 which is on the northwest corner of Lowrance Road and Stansell Court.

In 2001, an application for amendment to Parcel 12 (to the northwest of Parcel 9) to permit a cell tower with equipment pads was approved by the Commission and the Council. This tower was approved for a height of 165 feet, a flush mounted antennae or “slick stick” design, and to be constructed to accommodate up to six additional carriers. However, this tower was never built and an MLGW Electric Substation has been built where the tower site was proposed. In support of this request the OPD staff compared this site to other nearby cell tower sites and found that it met the requirements of the Cell Tower Ordinance but recommended a reduction of the requested height of 195 feet due to its visibility from Nonconnah Parkway and its proximity to residential uses.

Character of Surrounding Area:

Parcels 9, 10, 11, and 12 represent the non-residential sections of the Stansell Crossing

Planned Development. Parcels 9 and 10 which are bordered by Nonconnah Parkway on the north, Lowrance Road on the South, Hacks Cross Road to the east, and Stansell Court to the west, are developed with Hotel, a sit down restaurant, a small commercial center, and a Credit Union. This approximately 4 acre tract is the last vacant land in this section of Stansell Crossing.

Across Lowrance Road from the subject site is the Barry Farms Planned Development. Commercial uses and zoning which include a Convenience Store with gasoline pumps and a car wash extend westward from Hack Cross Road to approximately Stansell Court. At that point, the uses change from commercial to single family detached.

Review of Request

As submitted this application requests a 199 foot tall tower with a mono-pole and an antennae array that extends from the pole. The site plan shows six pods for equipment cabinets.

The requested location is beyond $\frac{1}{4}$ of a mile to the nearest cell tower and that location is an antennae that is atop a TVA/MLGW tower. At this location, the lower most 20 to 60 feet will be screened from the view to the north, east, and south, by existing buildings. And with the eventual development of the balance of Parcel 9, the view from the west will also be limited.

However, as was discussed in the earlier amendment to Parcel 12, this location is highly visible due to its proximity to a limited access facility, Nonconnah Parkway, and a highly traveled arterial, Hacks Cross Road. Even with the surrounding buildings, the upper portion of tower, especially with a standard tower array will continue to be visible.

So with these considerations, the Staff recommends a modification to the design of the tower to accommodate flush mounted antennae or slick stick. This recommendation is consistent with that of PD 01-335 and PD 99-304 CC (the cell tower at the Mike Rose Soccer Complex).

The question of height always includes a consideration of allowing a taller structures with more antennae versus going with a more limited height but needing additional towers. In this instance the staff is recommending taller tower that can reasonably accommodate 5 to six carriers. The proposed height of 190 feet is comparable to the approved height of the tower at the Mike Rose Soccer Complex which was approved for 195 feet and built at 180 feet.

RECOMMENDATION: Approval, Subject to Conditions

OUTLINE PLAN CONDITIONS

Stansell Crossing Planned Development, Parcel 9, 7th Amendment

P.D. 09-309CC

(Bold and Italic print indicates amended language)

I. USES PERMITTED:

A. Parcels 1, 2, and 3:

Single family detached dwelling units and accessory uses.

B. Parcels 4, 5, 6, and 7:

Single family detached, zero lot line and townhouse residential dwelling units and accessory uses. Uses permitted (X or P) in the R-ML District shall be permitted.

C. Parcel 8:

Any use permitted (X) in the R-TH District.

D. Parcels 9 and 10:

Any use permitted (X or P) in the Planned Commercial District, including a maximum of two(2) hotels (to be located in either parcel or parts of both), a cleaning establishment, ***and a Cellular Communications Tower with equipment compound*** with the following exclusions:

1. Pawn Shop
2. Used goods, second hand sales
3. Group Shelter
4. Transitional Home
5. Beverage container collection center
6. Garage, commercial
7. Lawn, tree, or garden service
8. Gasoline sales
9. Convenience store
10. Vehicle wash

E. Parcel 11:

The following uses shall be permitted:

- a. The existing psychiatric and substance abuse sub-acute care facility (for treatment on a voluntary basis only)
- b. Office
- c. Day Care Center
- d. Health Club
- e. Bank or Financial Institution
- f. Postal Facility
- g. Nursing Home
- h. Assisted Living Facility
- i. Sit down Restaurant (but not fast food or drive-thru window service)
- j. A religious institution with typical accessory uses such as unlighted ball fields, day care, meeting rooms, worship building. Lighting of ball fields shall require the submittal of a lighting plan that provides photometric analysis to the Office of Planning and Development and no light shall wash beyond the property line. The maximum height of the lighting fixtures shall not exceed 15 feet in height.

F. Parcel 12: Public Utility: MLGW Electric Substation-ONLY.

G. Parcel 13: Open space, recreational facilities, and pedestrian system.

II. BULK REGULATIONS:

A. Maximum densities and floor area ratios as shown on the Outline Plan.

1. Parcels 1, 2, and 3:

Maximum density 4 dwelling units per acre: 120 units for Parcel 1, 136 units for Parcel 2, 14 units for Parcel 3.

2. Parcels 4, 5, 6, and 7:

Maximum density five dwelling units per acre: 155 units for Parcel 4, 55 units for Parcel 5, 105 units for Parcel 6, and 82 units for Parcel 7.

3. Parcel 8:

Maximum density 12 dwelling units per acre: 278 dwelling units.

4. Parcels 9 and 10:

Maximum floor area as regulated by Zoning Ordinance for the C-P District.

a. Minimum setback from Nonconnah Parkway(Hwy 385) for any future uses shall be 50 feet.

b. The particular requirements for hotels in Parcel 9 and or 10 are as follows:

- (1) The buildings shall be composed of a minimum of 80 percent brick with a pitched roof. The balance of the structure shall include glass, stucco, or similar materials, but not wood or vinyl siding.
- (2) The roof may be composed of seamless metal or shingles. If metal, the color shall be an earth tone.
- (3) A detailed landscaping plan equivalent to the landscaping plan for the Hotel in S.U.P. 97-273 CC.
- (4) The base and framing of the detached sign shall use materials and colors that are similar to the building.
- (5) Free standing lighting shall be limited to a maximum height of 15 feet and the design of the light fixture shall be illustrated.

c. *The Cell Tower shall have the following requirements:*

- (1.) *It shall be designed as a Slick Stick (flush mounted antennae)*
- (2.) *It shall have a maximum height of 190 Feet (exclusive of any needed lighting rod)*
- (3.) *It shall be designed to accommodate a minimum of 5 additional CMCS sectorized antennas.*

5. Parcels 11 and 12:

Regulated by the Planned Commercial(C-P) District and the following additional conditions:

- a. Any building shall be composed of 100 percent masonry and glass with a pitched roof, but wood or vinyl siding and split face block shall not be permitted.
- b. The roof shall be composed of seamless metal or shingles. If metal, the color shall be an earth tone.
- c. The base and framing of the detached sign shall use materials and colors that are similar to that of the building.
- d. Free standing lighting shall be limited to a maximum height of 15 feet and the design of the light fixture shall be illustrated at Site Plan Review.
- e. Maximum F.A.R. shall be .25.
- f. Assisted living shall be regulated by the Bulk Regulations of the R-ML District.
- g. The proposed buildings for the application for Parcel 11, sixth amendment, shall be in conformance with the submitted elevations and the conditions (a through f. above). The final plat shall identify the specific type and percentage of building materials which are subject to the review and approval of the Office of Planning and Development. Brick, stucco, stone, and glass, are preferred materials, a smaller percentage of split face and not smooth faced concrete block may be permitted but it must be a lower percentage than the preferred materials.

B. Maximum height of all buildings 35 feet.

- 1. The maximum height for any building located within 1,000 feet of a scenic highway (Hwy 385) shall not exceed a height of 35 feet above the level of the highway on property located below the level of such a

highway, or a height of thirty five (35) feet above the ground line on property located above the level of such a highway.

2. Parcels 9 and 10 shall be permitted a four (4) –story hotel, a maximum of fifty (50') feet in height.
3. A maximum of 50 feet in height is permitted for the main worship structure (mosque), and a maximum of 75 feet in height for the minaret. All other buildings shall be a maximum of 35 feet.

III. ACCESS AND CIRCULATION:

- A. The number and general location of curb cuts shall be as shown on the Outline Plan and subject to the approval of the City and County Engineer.
- B. The number of parking and loading spaces shall be in accordance with the Zoning Ordinance requirements.
- C. Dedicate and improve 57 feet from the centerline of Hacks Cross Road in accordance with the Subdivision Regulations.
- D. Dedicate and improve 34 feet from the centerline of Lowrance Road in accordance with the Subdivision Regulations.
- E. Dedicate 30 feet from the centerline of Germantown Lane and improve in accordance with the Subdivision Regulations.
- F. Dedicate 34 feet from the centerline of Long Creek Road/Isherwood and improve in accordance with the Subdivision Regulations.
- G. Close the commercial collector shown on the Outline Plan with curb, gutter and sidewalk and relocate to the east side of the ditch.
- H. Dedicate a commercial collector (55/40) to serve Parcels 9, 10, and 12 with a cul-de-sac, including a 50' radius at its northern terminus, with the first phase of this development.
- I. Sidewalks are required on all streets, but residential loops and cul-de-sacs.
- J. Participation in the cost of bridge or box culvert construction if found to be necessary to access this property will be subject to the approval of the City/County Engineer as a part of final plan approval.

- K. Provide internal circulation between adjacent phases, lots, and sections. Common ingress/egress easements shall be shown on the final plats.
- L. Any nonconforming curb cuts shall be modified according to the requirements of the City/County Engineer or closed and replaced with curb, gutter, and sidewalk.
- M. Any private drives shall be designed to meet the requirements of the Subdivision Regulations and the paving requirements of the City of Memphis.
- N. ***Access to the Tower Compound in Parcel 9 shall be via an access easement from Stansell Court as shown on the submitted site plan.***

IV. LANDSCAPING, SCREENING, PARKING AND OPEN SPACE:

- A. Perimeter landscaping shall be provided as follows:
 - 1. Plate A-2 or A-3, 8 feet in width on the non-residential frontage of Hacks Cross Road and Lowrance Road and the commercial collector loop road.
 - 2. A minimum of 300 feet of internal landscaping and one shade tree shall be provided and maintained for every 20 spaces, excluding required perimeter landscaping or screening.
 - 3. Existing trees will be preserved wherever feasible.
 - 4. For any use which abuts Nonconnah Parkway a Plate A-4 or equivalent shall be required.
 - 5. Equivalent landscaping may be substituted for that required above subject to the approval of the Office of Planning and Development.
 - 6. The Tree Ordinance shall apply to the development or re-development of the parcels in this planned development. A Notice of Intent is required prior to the removal of the first tree.
- B. Lighting shall be directed so as to not glare onto residential property.
- C. Refuse containers and HVAC equipment shall be completely screened from view from adjacent property. For Parcels 11 and 12, method of that screening, landscaping, fencing, or architectural features, shall be demonstrated at Site Plan Review.
- D. Required landscaping shall not be placed on sewer or drainage easements. The

required landscaping shall be exclusive of and in addition to, any required easements.

- E. A detailed landscaping plan for Parcel 12, equivalent to the approved landscaping plan for S.U.P. 97-273CC, shall be provided. Said landscaping plan shall be reviewed at the time of Site Plan Review.
- F. The donation of the land on either side of the drainage feature to create and maintain a Greenbelt, including a pedestrian trail system, should be investigated with the Shelby County Conservation Board. If an agreement is reached, the Outline and Final Plats shall be re-recorded to show the change in ownership.
- G. If parking is anticipated for motor homes, recreational vehicles, trailers or boats, such location shall be specified on the site plan and such area shall be screened from the view of Nonconnah Parkway and Lowrance Road. No tractor trailers (i.e. 18 wheelers with or without the trailer attached) shall be permitted to park on this site.
- H. If a chain link fence is proposed to provide security fencing, such fencing shall include black or green vinyl coating.
- I. Parcel 11 (Religious Institution)
 - 1. Lowrance – A RV-2 Plate or equivalent widened to 20 feet. If fencing is proposed along the street frontage, it shall be decorative wrought iron, and illustrated on the final plat.
 - 2. East and West Property lines – A single row of evergreen, the equivalent of the B-1 Plate, minimum width of 8 feet, without the wall.
- J. Due to the presence of floodplain on this site and the adjacent drainage easements, a letter from the Corps of Engineers and/or Tennessee Department of Environment and Conservation or a Certified Wetland Scientist stating that no wetlands are present or that mitigation requirements have been met shall be required during the review of the Final Plat.
- K. ***Cell Tower in Parcel 9: Landscaping and screening shall include a six foot tall, sight-proof, wooden fence and a combination of a Tree D, but not a Loblolly Pine, and Shrub B or C subject to the review and approval of the OPD. An alternative that replaces the wood fence with a black coated vinyl chain link fence and additional landscaping may be considered during Final Plat Review.***

V. SIGNAGE:

- A. Ground mounted signs in accordance with the C-P District shall be permitted on Parcels 9, 10, and 12. Any signage along the Nonconnah Parkway is limited to 35 square feet in area and 10 feet in height. The number of detached signs along the Nonconnah Parkway frontage is regulated by the Scenic Highway Act.
- B. Attached signage shall be permitted as provided in the Zoning Ordinance, except that no roof mounted signs shall be permitted.
- C. No portable or temporary signs shall be permitted.
- D. In Parcel 11, the detached signage shall be ground mounted, monument in style, and limited to 35 square feet in area and 10 feet in height, and as otherwise regulated by the Planned Commercial District.

VI. DRAINAGE:

- A. All drainage plans shall be submitted to the City and County Engineers for review.
- B. All drainage emanating on site shall be private. No easements will be accepted.
- C. The Outline Plan shall reflect a minimum 25-foot rear yard, exclusive of the easement along the natural drainage way, as well as a buildable area and front yard setback on each buildable lot.

VII. A final plan shall be filed within five(5) years of approval of the Outline Plan by the legislative bodies. The Land Use Control Board may grant extensions at the request of the applicant.

VIII. Amendments to the Planned Development may be requested by an individual property owner without the consent of other property owners within the planned development; however, all property owners within the planned development shall receive notice of any public hearing.

IX. The Land Use Control Board may modify the bulk, access, parking, loading, screening, signage, and other site design features if equivalent alternatives are presented, but may not permit modifications to the uses permitted on maximum densities and floor area ratios.

X. This amendment to Parcel 9 (P.D. 09-309 CC) shall not require Site Plan Review before the Memphis and Shelby County Land Use Control Board. The applicant shall have the

right to appeal to the LUCB if the applicant and OPD do not agree on the meaning or intent of any particular condition that applies to this amendment.

XI. Site Plan Review:

- A. The development of Parcels 11 and 12 shall require site plan review before the Land Use Control Board. Notification to abutting properties and the representatives of the Buckingham Farms and Richwood Homeowner Associations as well as any other associations deemed appropriate by the Office of Planning and Development shall be required. Site Plan review before the Land Use Control Board shall not be required for the development of the religious institution. If the applicant or the OPD Staff cannot agree on the meaning of a condition, a correspondence application may be filed for review by the Land Use Control Board as described above.
- B. An application for Site Plan Review shall be submitted to the Office of Planning and Development no less than 35 days prior to the next scheduled hearing. The recommendation of the Land Use Control Board may be appealed to the Legislative Bodies, provided that a letter of appeal is received by the City/County CAO, with a copy to the Director of the Office of Planning and Development or its succeeding entity, within 10 days of the public hearing before the Land Use Control Board. The letter shall state the reason for the appeal, including any particular conditions or requirements that are in dispute.
- C. The following elements shall be included in any Site Plan Review for any use within Parcels 11 and 12:
 - 1. The elevation of the building, including materials and the color of the roof if metal is used.
 - 2. A detailed landscaping plan as described above.
 - 3. Elevations of any detached signs.
 - 4. A detailed lighting plan.
 - 5. Proposed screening of HVAC and refuse containers.
 - 6. Location and screening of parking areas.

XII. Any final plan shall include the following:

- A. The Outline Plan Conditions.
- B. A standard improvement contract as defined by the Subdivision Regulations for any needed public improvements.
- C. The exact location and dimensions, including height of all buildings or buildable areas, parking areas, drives, and required landscaping.
- D. The number of parking spaces.
- E. The location and ownership, whether public or private, of any easement.
- F. A statement conveying all common facilities and areas to a Homeowners' or Property Owners' Association or other entity, for ownership and maintenance purposes.
- G. The 100 year flood elevation.
- H. The location, diameter, and species name of existing trees over 8 inches in diameter and differentiating between those trees to be preserved and those to be removed.
- I. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City or County Engineer, as applicable. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City/County Engineer's Office. Such maintenance shall include, but not be limited to, removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.
- J. The applicant agrees to furnish the Richwood Homeowners Association's Public Relations Chairman with the name and phone number of the Construction Engineer and/or Project Engineer. If that name changes, the applicant shall advise the association accordingly.

GENERAL INFORMATION

Street Frontage: Lowrance Road ... +/- 330 Feet
Stansell Court +/- 560 Feet

Planning District: Oakhaven – Parkway Village

Census Tract: 217.45

Zoning Atlas Page: 2450

Parcel ID: D02-42-00168

Zoning History: The Stansell Crossing Planned Development dates back to 1988. The most recent amendment to this P.D. was in 2008. PD 08-342CC was approved by the Shelby County Board of Commissioners and the Memphis City Council to permit a religious institution (A Mosque with typical accessory uses such as a Minaret ((a praying tower))) in Parcel 11.
See also PD 00-337CC, PD 01-307CC, PD 01-335CC, PD 05-360CC.

DEPARTMENTAL COMMENTS

The following comments were provided by agencies to which this application was referred:

City Engineer:	No comments.
County Engineer:	No comment received
City Fire Division:	No comments received.
County Fire Department:	No comments received.
City Real Estate:	None.
County Real Estate:	No comments recieved

City/County Health Department:

If any soil borings are done for foundation studies to verify the location of the communication tower, the Water Quality Branch must permit them as outlined in Section 7 of the Shelby County Well Construction Code.

City Board of Education:

The subject property does not appear to be adjacent to any property which has been identified as belonging to Memphis City Schools (MCS). No identifiable impact on MCS' school-aged population nor MCS' property interests.

County Board of Education: No comments received

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water:

MLGW has reviewed the referenced application, and has no objection, subject to the following conditions:

- **It is the responsibility of the owner/applicant** to pay the cost of any work performed by MLGW to install, remove or relocate any facilities to accommodate the proposed development.
- **It is the responsibility of the owner/applicant** to identify any utility easements, whether dedicated or prescriptive (electric, gas, water, CATV, telephone, sewer, drainage, etc.), which may encumber the subject property, including underground and overhead facilities. No permanent structures will be allowed within any utility easements.
- **It is the responsibility of the owner/applicant** to comply with the **National Electric Safety Code (NESC)** and maintain minimum horizontal/vertical clearances between existing overhead electric facilities and any proposed structures.
- **Landscaping is prohibited** within any MLGW utility easement without prior approval. It is the responsibility of the owner/applicant to comply with Memphis/Shelby County Zoning Ordinance - Landscape and Screening Regulations.
- **It is the responsibility of the owner/applicant** to contact **TN-1-CALL @ 1.800.351.1111**, before digging, and to determine the location of any underground utilities including electric, gas, water, CATV, telephone, etc
- **It is the responsibility of the owner/applicant** to submit a detailed plan to MLGW Engineering for the purposes of determining the availability and capacity of existing utility services to serve any proposed or future development(s).
- **Fire Protection Water Services: It is the responsibility of the owner/applicant** to contact **MLGW - Water Engineering @ 528-4720** to obtain fire protection/water flow information. If water main extensions and/or an increase in existing main sizes are needed to meet the minimum fire flow rate to serve the proposed development, the owner/applicant will be responsible for the cost of these improvements.
 - Please refer to Section 12.1.1 and Appendix A of the **MLGW Water Service Policy Manual**, which is available online at the following MLGW website: http://www.mlgw.com/images/water_manual.pdf
- **It is the responsibility of the owner/applicant** to submit a detailed plan to MLGW Engineering for the purposes of determining the availability and capacity of existing utility services to serve any proposed or future development(s). Application for utility service is necessary before plats can be recorded.
 - All residential developers must contact MLGW's Residential Engineer at 528-4855 for application of utility services.

- All commercial developers must contact MLGW's Builder Services line at 367-3343 to initiate the utility installation process.
- **It is the responsibility of the owner/applicant** to pay the cost of any utility system improvements necessary to serve the proposed development with electric, gas or water utilities.

AT&T Telephone:

AT&T Tennessee has no comments regarding this development.

Memphis Area Transit Authority (MATA):

No comments received.

OPD-Regional Services:

No comments received.

OPD-Comprehensive Planning:

No comments received

Neighborhood Associations:

No comments received

Richwood Home Owners Association:

Southwind Homeowners Association:

Buckingham Farms Neighborhood Association:

Southeast Shelby County Coalition

Burlington Area Neighborhood Association: